

Realty Trust Review

January 25, 1980
Priced January 22

VOL. XI, No. 2

INVESTMENT OUTLOOK AND STATISTICAL ISSUE

Market analysis: Block holding action in realty trust stocks stepping up.....	1
Market trends: Realty trust stocks jump out ahead of Dow.....	3
Earnings trends: Results turn mixed, but yearly comparisons strong.....	7
Comments on: <u>Terrydale</u> , <u>GREIT</u> , <u>USP REIT</u> , <u>Pacific Realty</u> , <u>ICM Realty</u>	
Table: New Earnings & Dividend Reports of latest quarters for trusts.....	8
Graph of Audit Investment Index of mortgage and property (equity) trusts.....	2
Summary balance sheet totals of trust groups.....	3
Computerized Comparative Trust Group Averages.....	3
Comparative Trust Statistics for 144 realty trust shares and funds.....	4&5
Statistics for 42 convertible and 36 straight bond issues of trusts.....	6
Statistics for 10 warrants issued by trusts.....	6
How to use Comparative Trust Statistics.....	6
Portfolio: Disclosure of holdings by Audit and its officers/employees.....	7

MARKET ANALYSIS: BLOCK HOLDING ACTION IN REALTY TRUST STOCKS STEPPING UP

In the two weeks since publishing our new listing of block holdings in realty trust stocks, we have been inundated with reports to the SEC of new and sold positions. As activity in these shares keeps increasing, there have been several major developments regarding these block holdings also, warranting an update to keep you on top of potential deals, mergers, or liquidations.

The table on page 2 comprises the updated listing of block holdings. Of the trusts listed, the holdings in API Trust, First Carolina, Franklin Realty, Mortgage Investors of Washington, Republic Mortgage, and TRECO (Morgens/Waterfall) represent new positions. Holdings in Clevetrust, Compass, Fidelco Growth,

First Mortgage, First Newport, GMR Properties, GREIT, ICM Realty, Hanover Square, Plaza, Riviere, TRECO (Westchase) and Westport have been increased.

But this does not begin to indicate what is happening with these positions. The Plesset group, which has taken a 3.3% common stock position in Franklin Realty, joins three other groups with a total 34.2% interest. Assuming conversion of all debentures (at \$10/share), the four groups would hold a total of 30.4% of fully diluted shares.

On Tuesday, January 22, Franklin announced that it intended to spin off some properties to shareholders and liquidate others, causing widespread guessing regarding the actual breakup value of trust assets. The \$25/share (primary) valuation which has been ru-

(cont'd on p.7)

WITH OUR SISTER SERVICE

HOUSING & REALTY INVESTOR's (formerly Real Estate Disclosure Digest) Jan. 18 issue contained our bi-monthly Relative Appeal Ranking of about 45 leading merchant builder, investment builder, and mortgage stocks. Single copy: \$20 prepaid

KENNETH D. CAMPBELL, PRESIDENT/NANCY G. BOYLAND, SECURITIES/FAYE KREISMAN, STATISTICS/AUDIT INVESTMENT RESEARCH, INC. 230 PARK AVE., N.Y. 10017

REALTY TRUST REVIEW, HOUSING & REALTY INVESTOR, and special industry investment reports are published by Audit Investment Research, Inc., an independent advisor registered with the Securities and Exchange Commission under the Investment Adviser's Act of 1940. Under no circumstances is anything contained herein to be construed as an offer to purchase or a solicitation to sell any security mentioned. Information has been obtained from sources believed to be reliable and reasonable care has been exercised in compilation, but accuracy or completeness cannot be guaranteed. Expressions of opinion are solely the responsibility of the publisher and may be changed at any time without notice. Periodical advisory services are mailed to reach subscribers no later than the Monday following publication date; Audit's officers, employees and printers are not permitted to trade upon any recommendation until the Tuesday following. Investment management clients of Audit may be effecting transactions in securities at any time. Subscriptions may not be assigned without consent and unused portion refunded on request. All stock charts courtesy R. W. Mansfield Co. Copyright © 1980 by Audit Investment Research, Inc., 230 Park Ave., New York, N.Y. 10017. May not be reproduced or photographed in any form without written permission. Additional copies available at group rates.

PUBLISHED TWICE MONTHLY ON THE SECOND AND FOURTH FRIDAYS SUBSCRIPTIONS \$164 ANNUALLY SINGLE COPY \$10 (RELATIVE APPEAL \$20) RECENT BACK ISSUES \$2.00 TO NON-TRIAL SUBSCRIBERS

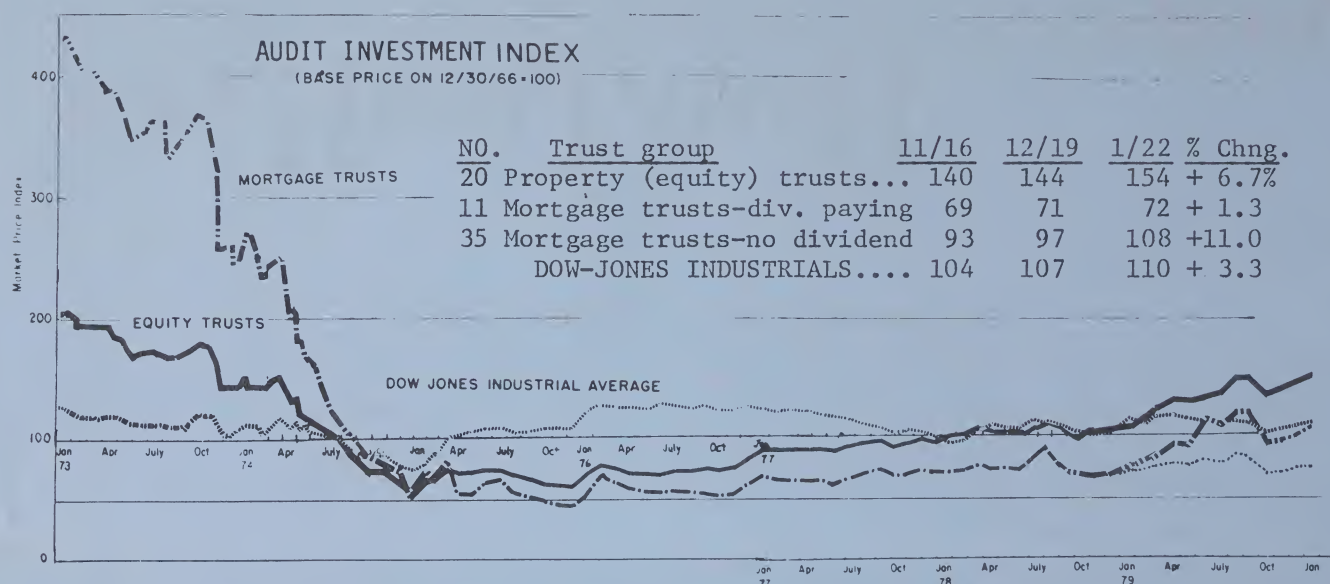


TABLE I -- UPDATED BLOCK HOLDINGS IN REALTY TRUSTS

Trust	Com.Sh. Out	Buyers	Date*	Th.Com. owned	% of Total	Mkt.Val. (Th. \$)
API Trust.....	1,012	Shelbourne Associates	12/17/79	80.0	7.9%	\$ 230
" "	"	First Carolina; Brent Baird	12/21/79	140.9	13.9	406
Clevetrust Rlty.	2,525	Drexel Burnham Lambert	12/13/79	239.3	9.5	2,214
Compass Inv. Gr.	6,935	American Financial Corp.	1/22/80	3805.2	a53.4	6,925
Fidelco Growth..	1,580	Sidney Baer (c)	1/16/80	284.1	18.0	1,385
First Carolina..	1,510	Harris Associates	12/31/79	83.4	5.5	667
First Mortgage..	8,495	Chittenden Associates	12/27/79	1530.0b	15.3b	3,060
First Newport...	2,339	Deltec Panamerica	12/21/79	168.0	7.2	357
Franklin Realty...	999	Plesset Family Corp.	12/31/79	32.7	3.3	450
" " "	"	" " "	12/31/79	21.9b	2.1b	301
GMR Properties..	2,957	Deltec Panamerica	12/21/79	248.0	#8.4	589
GREIT Realty.....	998	Unicorp Financial	1/16/80	232.2	#23.3	2,148
Hanover Sq. Rlty..	946	Cooper Labs et al.	12/13/79	305.2	a32.2	1,949
" " " "	"	" " " "	12/13/79	30.0b	3.1b	191
ICM Realty.....	3,011	Eastover Corp.	1/22/80	725.4	#24.1	11,878
Mtg. Inv. Wash..	2,146	Deltec Panamerica	12/21/79	154.2	#7.2	347
Newcorp.....	4,071	Fuqua Industries	10/31/79	1217.0	24.0	5,026
Plaza Realty....	1,114	Gould Inv. Trust (d)	12/13/79	104.7	9.4	144
Republic Mtg....	2,107	Roland International Corp.	1/17/80	106.6	5.1	280
Riviere Realty....	783	Loyal Amer. Life Insur.;	12/26/79	79.9	10.2	459
		Anthony B. Walsh				
TRECO Inc.....	2,299	Edwin Morgens, Bruce Waterfall	12/26/79	52.0	2.3	85
" " "	"	" " " "	12/26/79	80.2b	3.4b	130
" " "	"	Westchase Realty	12/21/79	60.0	2.6	98
" " "	"	" " "	12/21/79	789.5b	25.6b	1,283
Westport Co.....	2,388	Deltec Panamerica	12/21/79	232.1	9.7	812

*Date of latest proxy, 13-D or other report; subsequent sales or purchases may not have been revealed. # Representatives of this group have taken board seats, but not full control. a-Full control position. b-Com. shs. into which bonds, warrants or preferred shares are convertible, and percentage of shares that would then be outstanding. c-Failed to gain control July, 1979. d-Ended combination talks with Plaza Dec. 7, 1979.

Summary of Comparative Trust Group Averages for the Month

GROUP	QUAL	NON-QUAL	TOTAL	SHARE (000)	BOOK VALUE	ANN DIV*	EARN ANN*	LAST PRICE	-% CHNG MON AGO	FROM— JAN 1	P/E RATIO	ANN* YIELD	% PR TO BK	RETURN ON BK	MARKET VALUE
PROPERTY-LARGE	19	0	19	2204	15.90	1.36	1.73	17.95	6.9	4.6	10.4	7.6	12.9	10.9	833.0
-SMALL	8	0	8	1198	13.58	1.49	1.46	14.25	2.3	1.3	9.7	10.5	5.0	10.8	152.5
-SUBOR LAND	3	0	3	1862	16.36	1.55	1.81	17.00	8.9	3.8	9.4	9.1	3.9	11.1	92.0
AVERAGE 3 PROP GROUPS			30	1901	15.32	1.41	1.66	16.86	6.0	3.7	10.1	8.4	10.1	10.9	1077.5
PROP & MTG COMBINATION	13	11	24	2426	11.27	0.44	0.76	10.45	11.3	9.2	13.7	4.2	-7.3	6.8	661.2
SHORT-TERM MTG	11	0	11	2061	16.35	0.88	1.21	10.52	4.3	3.1	8.7	8.4	-35.6	7.4	271.2
LONG-TERM MTG/PROP	10	0	10	3334	16.36	1.20	1.08	10.83	8.1	7.0	10.0	11.1	-33.8	6.6	338.1
MTG/FCLSD PROP-MISC	4	5	9	3289	5.39	0.00	0.32	4.05	5.4	0.4	12.5	0.0	-24.7	6.0	122.9
-BANK	0	15	15	2571	5.31	0.01	0.71	4.26	15.4	12.3	6.0	0.3	-19.7	13.4	138.4
-INDEPEND	0	38	38	3902	3.76	0.00	0.43	3.25	8.6	4.6	7.5	0.0	-13.6	11.5	316.1
AVERAGE 3 MTG/FCLSD PROP			62	3490	4.37	0.00	0.48	3.61	9.9	5.9	7.4	0.1	-17.4	11.1	577.4
OVERALL AVERAGE	68	69	137	2830	9.81	0.54	0.89	8.79	7.8	5.5	9.8	6.2	-10.4	9.1	2925.4
DOW-JONES INDUSTRIALS								136.26	866.21	3.3	3.3	5.9			

*LATEST QUARTER ANNUALIZED

MARKET TRENDS: REALTY TRUST STOCKS JUMP OUT AHEAD OF DOW JONES INDEX

In the first three weeks of the year, realty trust shares have moved up 5.5%, compared to a 3.3% gain in the Dow Jones Industrial Index. As has been the pattern in the past few months, all of the trust groups showed gains, but the strongest gains were registered by certain of the non-qualified groups. The non-qualified property and mortgage combination trusts were up 11.6%, and the bank-sponsored mortgage and fore-closed property group was up 12.3%. Large increases were posted by some of the more speculative issues, especially those in which large block holdings have been recently reported.

Franklin Realty, for example, moved up 57.4% (this was before the trust announced a plan to liquidate some assets), Republic Mortgage climbed 50.3% on the Roland International interest, Plaza was up 32.7% on the Gould position (this followed a 41.3% decline in the preceding month when combination talks with Gould were terminated), and Newcorp was up 37.7% on the Fuqua interest.

Lest we give the impression that

block-holder chasing has become the only game in town, B.F. Saul shares rose 19.0% following the appearance of its annual report. Landauer Associates reviewed the appraisals of trust properties by the trust advisor, and concurred with an estimated fair market value of \$285.8 million, for a current value of shareholder equity of \$13.26/share, against balance sheet book value of \$4.63. This opinion was qualified to state that the valuation did not represent estimates of realizable value in a liquidation, especially if made during a period of recession and high interest rates. It excludes any allowance for selling and liquidation costs. Moreover, appraisals of certain properties assumed that they would be held until they reach stabilized levels of occupancy and operating performance, and land parcels were valued by discounting potential proceeds of multiple lot sales over periods ranging up to ten years.

Of the other groups, the large equity trusts and the qualified property and mortgage trusts continued to show steady gains, generally paced by a few especially strong performers, such as BRT Realty (up 33.0%), Hospital Mtg. (up 22.0%) and Property Tr. Amer. (up 15.2%).

Profile of Realty Trust Balance Sheets at Latest Report

	No.	---Invested Assets---		% Non- & Low-earn.	% Change in Month	Loss Reserve	Foreclosed Property	All Debt	Share-holders Equity	Depreciation	Taxloss Carry-forward
PROPERTY.....	30	Total \$ 1,812M	Non/Low-Earn. \$ 46M	2%	0.0%	\$ 14M	\$ 21M	\$1,186M	\$ 660M	\$259M	\$ 2M
PROPERTY & MTG.....	24	1,903	320	17	+0.9	52	160	1,293	572	149	146
SHORT/TERM MTG.....	11	1,098	126	11	-1.2	26	96	685	417	5	16
L/T MTG/PROPERTY....	10	1,093	94	9	-11.1	11	76	576	521	8	0
MTG/FORECLOSED PROP.	62	4,527	2,929	65	-1.2	723	2,040	3,562	463	79	1,965
TOTALS/AVERAGES....	137	\$10,433M	\$3,515M*	34%	-1.3%	\$826M	\$2,393M	\$7,301M	\$2,633M	\$500M	\$2,130M

* Includes \$991M or 9.5% low-earning assets.

M=Million.

RELATIVE APPEAL	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON ANN	LAST PRICE	% CHANGE MON AGO	FROM- JAN 1	P/E RATIO	ANN YIELD	% PR TO BK	RETURN ON BK	MKT VA (MIL\$)
PROPERTY TRUSTS-OVER \$25M ASSETS													
1	AM EQUITY INV #	OC-AEQTS	2497	11.12	1.60 ↑ DEC	2.20 ↑ 11.25 X	9.3	0.0	5.1	14.2	1.2	19.8	28.1
1	COMMONWLTB RLT#	OC-CRTYC	1344	9.73	0.40 MAY	0.75 9.50	11.8	12.7	4.2	4.2	-2.4	7.7	12.8
3	CONSOL CAP RLY#	OC-CCPLS	1989	26.00	2.28 ← AUG	2.00 27.50 X	-4.5	-5.2	13.8	8.3	5.8	7.7	54.7
2	DENVER REI ASH#	OC-DENVN	1101	17.49	1.00 SEP	1.80 23.00	5.7	5.7	12.8	4.3	31.5	10.3	25.3
1	FEDERAL REALTY#	AS-FRT	1434	13.87	1.40 SEP	0.80 16.63	10.9	10.9	20.8	8.4	19.9	5.8	23.8
1	FIRST UNION RE#	NY-FUR	4929	16.13	1.28 SEP	1.24 16.25 X	9.5	5.7	13.1	7.9	0.7	7.7	80.1
1	FLORIDA GLF RL#	OC-FGLFS	997	20.55	1.28 OCT	1.68 ↑ 15.50	1.6	1.6	9.2	8.3	-24.6	8.2	15.5
1	GENERAL GROWTH#	NY-GGP	6202	11.31	1.60 SEP	2.18 42.25 X	8.3	10.5	19.4	3.8	273.6	19.3	262.0
2	GOULD INVESTOR#	AS-GTR	1170	18.83	1.28 SEP	1.01 ↓ 14.38	2.7	2.7	14.2	8.9	-23.6	5.4	16.8
2	GREIT REALTY	AS-GRT	998	9.36	0.40 ← OCT	0.00 ↓ 9.00 X	-4.2	-2.7	0.0	4.4	-3.8	0.0	9.0
2	HUBBARD REI	NY-HRE	4004	24.91	1.76 OCT	3.24 17.13	3.8	6.2	5.3	10.3	-31.2	13.0	68.6
2	NEW PLAN RL TR#	AS-NPR	3066	6.17	0.90 ← JUL	1.00 9.63 X	6.3	5.5	9.6	9.3	56.1	16.2	29.5
1	PENN REIT	AS-PEI	1561	13.91	1.90 NOV	2.36 ↓ 23.88	6.1	1.1	10.1	8.0	71.7	17.0	37.3
2	REIT OF AMERICA	AS-REI	1633	22.61	2.05 OCT	2.09 21.88 X	8.9	3.0	10.5	9.4	-3.2	9.2	35.7
2	SAN FRAN RE IN#	AS-SFI	1399	25.41	1.76 SEP	1.84 24.00	0.5	2.1	13.0	7.3	-5.5	7.2	33.6
NR	UNIVERSITY REI#	OC-URETS	2514	9.16	1.20 SEP	0.51 10.00 X	3.6	11.1	19.6	12.0	9.2	5.6	25.1
NR	USP RE EST INV#	OC-USPTS	2500	9.34	0.85 ↑ DEC	0.98 ↑ 6.50 X	-3.0	-7.1	6.6	13.1	-30.4	10.5	16.3
2	VIRGINIA REIT #	OC-VARES	1017	14.56	0.80 SEP	0.76 12.75	21.4	15.9	16.8	6.3	-12.4	5.2	13.0
2	WASH RE (WRIT)#	AS-WRE	1526	21.66	2.12 SEP	6.43 30.00	11.6	7.6	4.7	7.1	38.5	29.7	45.8
GROUP AVERAGE			2204	15.90	1.36	1.73 17.95	6.9	4.6	10.4	7.6	12.9	10.9	833.0
PROPERTY TRUSTS-SPECIALITY PROPS & UNDER \$25M ASSETS													
NR	GENERAL RE SHS#	OC-GRELS	557	15.96	1.21 SEP	1.52 10.00	-9.1	-9.1	6.6	12.1	-37.3	9.5	5.6
1	HOTEL INVESTOR#	AS-HOT	1691	19.76	2.20 ← AUG	2.56 21.63 X	15.9	12.4	8.4	10.2	9.5	13.0	36.6
NR	PITTS & W VA RR	AS-PW	1510	23.13	0.56 SEP	0.72 ← 5.38	4.9	4.9	7.5	10.4	-76.7	3.1	8.1
NR	RL EST INV PRP#	OC-REIPS	959	8.64	1.28 SEP	1.48 10.75	0.0	0.0	7.3	11.9	24.4	17.1	10.3
NR	REIT OF CALIF	OC-RTCAL	719	10.24	1.28 SEP	1.60 16.00	-5.9	0.0	10.0	8.0	56.3	15.6	11.5
NR	TERRYDALE RLTY#	OC-TRYLS	336	23.75	1.80 SEP	1.84 ↓ 18.00	0.0	0.0	9.8	10.0	-24.2	7.7	6.0
NR	US EQUITY & MTG	OC-USEM	1067	3.02	1.20 JUL	0.99 8.50	-5.6	0.0	8.6	14.1	181.5	32.8	9.1
NR	Z-SANTA ANITA	OC-SAC0Z	2748	4.11	2.39 JUN	1.00 23.75	0.0	-0.5	23.8	10.1	477.9	24.3	65.3
GROUP AVERAGE			1198	13.58	1.49	1.46 14.25	2.3	1.3	9.7	10.5	5.0	10.8	152.5
PROPERTY TRUSTS-SUBOR LAND LEASEBACK													
1	ICM REALTY	AS-ICM	3011	15.53	1.00 ↑ AUG	1.56 16.38	14.9	11.1	10.5	6.1	5.5	10.0	49.3
1	JMB REALTY	OC-JMBRS	510	19.81	2.12 ← AUG	2.36 ↑ 18.50 X	0.2	0.0	7.8	11.5	-6.6	11.9	9.4
1	PROPERTY CAPITL	AS-PCL	2065	13.75	1.52 OCT	1.52 16.13	8.4	1.6	10.6	9.4	17.3	11.1	33.3
GROUP AVERAGE			1862	16.36	1.55	1.81 17.00	8.9	3.8	9.4	9.1	3.9	11.1	92.0
PROPERTY & MTG COMBINATION													
3N	API TRUST	OC-APITS	1012	8.28	0.00 SEP	0.50 2.88	28.0	9.5	5.8	0.0	-65.2	6.0	2.9
3	BANKAMER RLTY	OC-BRLTS	3562	17.32	1.20 OCT	0.89 19.38	15.7	6.2	21.8	6.2	11.9	5.1	69.0
3N	BRT REALTY	AS-BRT	1400	1.89	0.00 AUG	0.00 1.25	42.0	33.0	0.0	0.0	-33.9	0.0	1.8
1	CONN GENL M&R #	NY-CGM	5828	20.55	2.00 ← SEP	2.38 25.38 X	10.7	8.6	10.7	7.9	23.5	11.6	147.9
2	FLATLEY RL INV#	OC-FLTLS	1000	9.85	0.30 SEP	0.72 5.75	-4.2	9.5	8.0	5.2	-41.6	7.3	5.8
2	IRT PROPRY CO#	AS-IRT	2330	12.52	0.60 SEP	1.32 10.00	2.6	5.3	7.6	6.0	-20.1	10.5	23.3
2	MILLER(HS) TRST	OC-HSMTS	560	18.78	1.60 ↑ NOV	1.69 ↑ 17.25 X	0.6	-2.8	10.2	9.3	-8.1	9.0	9.7
1	MORTGAGE GROWH#	AS-MTG	2645	11.91	0.00 AUG	0.89 9.88 X	14.1	12.9	11.1	10.1	-17.0	7.5	26.1
2	PACIFIC RL TR#	AS-PTR	840	22.65	1.20 NOV	2.15 ↑ 25.00 X	14.3	11.7	11.6	4.8	10.4	9.5	21.0
2	PROPTY TR AMER#	OC-PTRAS	2338	9.08	0.40 SEP	0.48 8.50	9.7	15.2	17.7	4.7	-6.4	5.3	19.9
3	REALTY INCOME	AS-RIT	1591	10.55	0.80 OCT	0.35 8.75	12.9	16.7	25.0	9.1	-17.1	3.3	13.9
2N	RIVIERE REALTY#	OC-N/A	783	12.00	0.00 SEP	0.00 5.75	4.5	0.0	0.0	0.0	-52.1	0.0	4.5
3	WELLS FARGO M&E	NY-WFM	3946	18.14	1.40 DEC	1.68 ↑ 14.88	0.0	5.3	8.9	9.4	-18.0	9.3	58.7
GROUP AVERAGE			2141	13.35	0.81	1.00 11.90	9.9	7.7	11.9	6.8	-10.9	7.5	404.5
SHORT TERM MTG-MTG BANKER & MISC FIN SPONSOR													
2N	BAYSWATER RLTY	OC-BRITS	1043	18.54	0.00 OCT	2.73 9.00	-2.7	-2.7	3.3	0.0	-51.5	14.7	9.4
2	CENTRAL MTG&RLY	OC-CMRTS	775	13.92	0.60 SEP	0.92 10.50	7.7	7.7	11.4	5.7	-24.6	6.6	8.1
4	EQUIT LF MTG&RL	NY-EQ	5663	23.36	2.00 ← OCT	1.44 15.13 X	1.6	2.6	10.5	13.2	-35.2	6.2	85.7
3	FIRST CONTNL RE	OC-FCRES	2106	10.51	1.12 NOV	1.36 7.63 X	-4.1	1.7	5.6	14.7	-27.4	12.9	16.1
4	FRASER MTG	OC-FRASS	1038	16.57	1.12 NOV	1.12 ↑ 11.25 X	18.3	21.6	10.0	10.0	-32.1	6.8	11.7
3N	HANOVER SQ RLTY	AS-HSQ	946	11.47	0.00 NOV	0.00 6.13	-1.9	0.0	0.0	0.0	-46.6	0.0	5.8
3	LOMAS & NET MTG	NY-LOM	3700	28.00	2.60 DEC	2.60 ← 19.25	3.3	0.0	7.4	13.5	-31.3	9.3	71.2
3	M&T MORTGAGE	OC-MTMIS	1486	10.43	1.60 NOV	1.80 11.63	-5.1	-4.1	6.5	13.8	11.5	17.3	17.3
1N	MTG TRUST AMER	NY-MT	3860	14.33	0.00 NOV	0.58 ↓ 7.00	0.0	-1.8	12.1	0.0	-51.2	4.0	27.0
3	NATIONWIDE RE	OC-NRELS	1047	24.48	0.46 SEP	0.48 14.75	9.3	7.3	30.7	3.1	-39.7	2.0	15.4
2	WESTERN MTG	BO-WMTGS	1003	8.24	0.20 ← NOV	0.24 ↑ 3.50 X	5.0	3.6	14.6	5.7	-57.5	2.9	3.5
GROUP AVERAGE			2061	16.35	0.88	1.21 10.52	4.3	3.1	8.7	8.4	-35.6	7.4	271.2
LONG-TERM MTGS & PROPERTIES													
NR	DEL-VAL FIN CP*	OC-DVALS	1345	9.36	1.44 SEP	1.44 ↑ 10.75 X	6.0	4.9	7.5	13.4	14.9	15.4	14.5
1	HOSPITAL MTG #	AS-HMG	1178	23.41	0.60 AUG	0.51 12.50	22.0	22.0	24.5	4.8	-46.6	2.2	14.7
1	MASSMUTUAL MTG	NY-MML	4670	19.85	1.48 OCT	1.72 12.00	2.1	2.1	7.0	12.3	-39.5	8.7	56.0
3	MOMY MTG INV	NY-MYM	8952	9.79	1.02 NOV	0.77 8.38 X	2.5	9.8	10.9	12.2	-14.4	7.9	75.0
3	NW MUT LIFE MTG	NY-NML	4758	19.06	1.00 ← DEC	0.88 ↓ 9.00 X	0.0	0.0	10.2	11.1	-52.8	4.6	42.8
1	PACIF SOTHN MT	OC-PSMTS	800	12.39	1.32 SEP	1.31 8.00	0.0	0.0	6.1	16.5	-35.4	10.6	6.4
3	PNB MTG & RLTY	NY-PNI	4759	16.44	1.08 ← DEC	0.00 9.25 X	7.2	2.8	0.0	11.7	-43.7	0.0	44.0
4	REALTY REFUND	NY-RRF	1377	17.31	1.44 OCT	1.44 11.50	9.5	10.8	8.0	12.5	-33.6	8.3	15.8
2	RLTY & MTG PAC	OC-RPACS	1890	18.34	1.60 NOV	1.72 16.38 X	6.5	8.3	9.5	9.8	-10.7	9.4	31.0
2	UNITED RLTY TR	AS-URT	3610	17.63	1.04 ↑ NOV	1.00 ↑ 10.50	9.0	7.7	10.5	9.9	-40.4	5.7	37.9
GROUP AVERAGE			3334	16.36	1.20	1.08 10.83	8.1	7.0	10.0	11.1	-33.8	6.6	338.1
MTG & FORECLOSED PROPERTY-MISC SPONSOR													
2N	Y CMT INVESTMT TR	OC-CMTIS	2030	2.96	0.00 SEP	0.00 2.00	22.7	22.7	0.0	0.0	-32.4	0.0	4.1
3N	HEITMAN MTG INV	AS-HTM	3292	1.44	0.00 SEP	0.03 2.50	33.0	33.0	83.3	0.0	73.6	2.1	8.2
1N	MISSION INV TR	AS-MIT	1812	5.95	0.00 AUG	0.99 5.88	-5.9	-2.0	5.9	0.0	-1.2	16.6	10.7
3N	NORTH AMER MTG	NY-NAM	6901	5.80	0.00 SEP	0.00 3.50	7.7	-6.7	0.0	0.0	-39.7	0.0	24.2
GROUP AVERAGE			3509	4.04	0.00	0.26 3.47	6.7	4.7	13.6	0.0	-14.1	6.3	47.2

RELATIVE APPEAL	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON ANN	LAST PRICE	% CHANGE MON AGO	FROM- JAN 1	P/E RATIO	ANN YIELD	% PR TO BK	RETURN ON BK	MKT VA (MIL\$)		
PROP & MTG COMBINATION-NON-QUALIFIED (MOST INDEPENDENT)															
5N	AMER REALTY	OC-ARB	2222	3.57	0.00	SEP	0.43 ↑	3.38	22.9	17.4	7.9	0.0	-5.3	12.0	7.5
2N	BAY COLONY PROP	NY-BAY	3315	6.11	0.00	NOV	0.00	5.88	-12.9	-11.3	0.0	0.0	-3.8	0.0	19.5
3N	CITIZENS GROWTH	OC-CITGS	811	8.87	0.00	OCT	1.86 ↑	3.25	0.0	0.0	1.7	0.0	-63.4	21.0	2.6
1	FRANKLIN RLTY	AS-FR	999	8.96	0.06	DEC	0.63 ↑	18.50	64.4	57.4	29.4	0.3	106.5	7.0	18.5
2N	INDIANA FCL INV	OC-IFII	1154	9.12	0.00	SEP	0.00	3.63	7.4	11.7	0.0	0.0	-60.2	0.0	4.2
2N	KENILWORTH RLTY	NY-KRT	2609	22.39	0.00	AUG	0.39	29.13	0.4	0.9	74.7	0.0	30.1	1.7	76.0
2N	SAUL (BF) REIT	NY-BFS	5893	3.94	0.00	SEP	0.00	8.63	23.3	19.0	0.0	0.0	119.0	0.0	50.9
1N	SECURITY MTG	AS-SMO	7412	6.05	0.00	DEC	0.07 ↓	4.50	28.6	12.5	64.3	0.0	-25.6	1.2	33.4
2N	US REALTY INV #	NY-UTY	3431	14.55	0.00	SEP	0.76	9.13	-2.7	2.8	12.0	0.0	-37.3	5.2	31.3
1N	WALTER REALTY	OC-WALJS	1035	7.93	0.00	OCT	0.01	5.38	4.9	4.9	538.0	0.0	-32.2	0.1	5.6
2	WISCONSIN REIT	OC-WREIS	1514	5.57	0.08	SEP	1.07	4.75	40.5	11.8	4.4	1.7	-14.7	19.2	7.2
GROUP AVERAGE		2763	8.82	0.01	0.47	8.74	13.7	11.6	18.4	0.1	-0.9	5.4	256.7		
MTG & FORECLOSED PROP-NON-QUALIFIED-INDEPENDENT MGMT															
2N	ANRET INC	PH-ARET	509	20.46	0.00	AUG	0.00	8.50	-14.0	-18.1	0.0	0.0	-58.5	0.0	4.3
4N	BULDR INV GRP	OC-BULDS	2929	1.08	0.00	SEP	0.87	2.38	-4.8	0.0	2.7	0.0	120.4	80.6	7.0
5N	VJCITIZENS MTG	OC-CZM	1421	-13.51	0.00	SEP	0.55 ↑	0.25	0.0	0.0	0.5	0.0	-0.0	-0.0	0.4
1N	COMPASS INV GR	OC-CMPSS	3319	3.86	0.00	SEP	0.01	1.75	16.7	16.7	175.0	0.0	-54.7	0.3	5.8
4N	VJCONTINENTAL MTG	OC-CMI	20838	-5.82	0.00	JUN	0.13	0.30	-6.3	-14.3	2.3	0.0	-0.0	-0.0	6.3
2N	DIVERSIFIED MTG	NY-DMG	7326	8.00	0.00	SEP	0.00	4.63	-2.5	0.0	0.0	0.0	-42.1	0.0	33.9
3N	Y DOMINION M&R	OC-DMRTS	3314	0.58	0.00	NOV	3.52 ↑	1.75	26.8	-6.9	0.5	0.0	201.7	606.9	5.8
1N	EASTOVER CORP	OC-EASTS	1034	16.19	0.00	SEP	2.96	13.50	10.2	3.8	4.6	0.0	-16.6	18.3	14.0
2N	FIRST CARO INV	OC-FCARS	1510	14.44	0.00	SEP	0.00	7.63	19.6	17.4	0.0	0.0	-47.2	0.0	11.5
2N	FIRST MTG INVST	OC-FMTGS	8495	-3.37	0.00	OCT	0.33 ↓	1.81	31.2	11.0	5.5	0.0	-0.0	-0.0	15.4
2N	FIRST NEWPRT CP	OC-FNEW	2339	3.66	0.00	JUL	0.15	2.13	6.5	0.0	14.2	0.0	-41.8	4.1	5.0
3N	FIRST VIR REIT	OC-FVM	1208	8.47	0.00	SEP	0.51	2.75	-15.4	-2.1	5.4	0.0	-67.5	6.0	3.3
2N	GREAT AMER M&I	OC-GAMI	7372	-0.21	0.00	JUL	0.00	3.25	8.3	0.0	0.0	0.0	-0.0	-0.0	24.0
2N	GROWTH REALTY	NY-GRW	2059	6.74	0.00	SEP	0.00	6.75	25.5	19.9	0.0	0.0	0.1	0.0	13.9
3N	Y GUARDIAN MTG	PH-GMI	19010	-0.22	0.00	AUG	0.74	1.00	-16.0	0.0	1.4	0.0	-0.0	-0.0	19.0
3N	HAMILTON INV TR	OC-HAMTS	2175	5.27	0.00	SEP	0.00	2.75	0.0	0.0	0.0	0.0	-47.8	0.0	6.0
2N	HOMAC-BARNES	OC-HOMC	1910	9.10	0.00	SEP	0.08 ↑	2.00	14.3	6.4	25.0	0.0	-78.0	0.9	3.8
3N	INSTITUTIONAL INV	NY-INV	6798	0.98	0.00	OCT	0.00	1.50	32.7	8.7	0.0	0.0	53.1	0.0	10.2
2N	KENTUCKY PROPTY	OC-KMTGS	1100	3.24	0.00	AUG	0.02	1.88	-6.0	0.0	94.0	0.0	-42.0	0.6	2.1
5N	Y LIFETIME COMMUN	OC-LFTMS	6666	3.10	0.00	JUL	0.16	1.00	13.6	0.0	6.3	0.0	-67.7	5.2	6.7
2N	LINCOLN MTG	OC-LMGS	1155	0.59	0.00	SEP	0.00	2.63	-16.0	-22.2	0.0	0.0	345.8	0.0	3.0
1N	MARYLAND REALTY	OC-MDRTS	760	8.29	0.00	AUG	0.00	2.75	-4.5	-4.5	0.0	0.0	-66.8	0.0	2.1
3N	Y METROPLEX RLTY	OC-JMI	11840	1.05	0.00	SEP	0.86 ↑	0.50	0.0	0.0	0.6	0.0	-52.4	81.9	5.9
2N	MIDLAND MTG	NY-MMT	2382	1.90	0.00	SEP	1.48	3.50	-12.5	-9.8	2.4	0.0	84.2	77.9	8.3
1N	MORAGA CORP	OC-MORA	1355	8.15	0.00	OCT	0.02 ↓	6.25	6.3	2.0	312.5	0.0	-23.3	0.2	8.5
4N	MTG INV WASH	OC-MINV5	2146	4.57	0.00	SEP	0.78	2.25	0.0	-5.5	2.9	0.0	-50.8	17.1	4.8
4N	Y NATIONAL MTG	OC-NMF	3707	2.18	0.00	AUG	0.01	0.88	39.7	20.5	88.0	0.0	-59.6	0.5	3.3
3N	NEWCORP INC	NY-NWC	3854	0.41	0.00	AUG	0.00	4.13	43.4	37.7	0.0	0.0	907.3	0.0	15.9
3N	Y NJB PRIME INV	OC-NJBSS	1850	4.43	0.00	AUG	0.50	5.50	15.8	10.0	11.0	0.0	-24.2	11.3	10.2
1N	PARKWAY COMPANY	OC-PKWYS	1055	7.79	0.00	SEP	0.00	5.38	13.3	7.6	0.0	0.0	-30.9	0.0	5.7
4N	PLAZA REALTY	OC-PRISS	1114	0.63	0.00	SEP	0.00	1.50	70.5	32.7	0.0	0.0	138.1	0.0	1.7
3N	REPUBLIC MTG	NY-RMI	2107	2.90	0.00	SEP	0.00	2.63	61.3	50.3	0.0	0.0	-9.3	0.0	5.5
2N	SO ATLANTIC FIN	NY-SAT	2706	3.73	0.00	JUL	1.05	4.00	14.3	18.3	3.8	0.0	-7.2	28.2	10.8
1N	TIERCO	OC-TIERS	2355	7.61	0.00	SEP	0.04	5.25	44.6	40.0	131.3	0.0	-31.0	0.5	12.4
2N	TRECO INC	OC-TREC	2367	1.74	0.00	SEP	0.11	1.63	8.7	4.5	14.8	0.0	-6.3	6.3	3.9
4N	UMET TRUST	NY-UAT	2109	-0.22	0.00	AUG	0.00	2.38	-9.5	-9.5	0.0	0.0	-0.0	-0.0	5.0
2N	WASHINGTON CP	PH-CMU	1675	-0.87	0.00	SEP	0.00	1.38	22.1	-8.0	0.0	0.0	-0.0	-0.0	2.3
2N	WESTPORT COMPNY	OC-WSPTS	2388	6.12	0.00	OCT	1.61	3.50	5.7	3.6	2.2	0.0	-42.8	26.3	8.4
GROUP AVERAGE		3902	3.76	0.00	0.43	3.25	8.6	4.6	7.5	0.0	-13.6	11.5	316.1		
MTG & FORECLOSED PROP-NON-QUALIFIED-CMCL BANK SPONSOR															
3N	AMER FLETCHER M	OC-AFMIS	1352	1.54	0.00	OCT	0.28	2.25	38.0	25.7	8.0	0.0	46.1	18.2	3.0
2N	BT MTG INVSTRS	NY-BTM	2116	1.13	0.00	SEP	0.11 ↓	2.13	21.7	13.3	19.4	0.0	88.5	9.7	4.5
2N	CAMERON-BROWN	NY-CB	2016	9.60	0.00	SEP	0.01	3.75	-3.4	-9.2	375.0	0.0	-60.9	0.1	7.6
5N	VJCHASE MAN MTG	OC-CMR	5267	-5.20	0.00	NOV	0.29 ↓	0.63	0.0	18.9	2.2	0.0	-0.0	-0.0	3.3
NR	CITINATL DEV	OC-N/A	600	13.27	0.00	SEP	0.04	9.00	0.0	-1.4	225.0	0.0	-32.2	0.3	5.4
3N	CITIZENS&SO RLTY	NY-SM	6520	2.07	0.00	SEP	0.01	2.25	50.0	50.0	225.0	0.0	8.7	0.5	14.7
1	CLEVETRUST RLTY	OC-CTRIS	2525	10.69	0.20	SEP	0.00	9.75	39.3	25.8	0.0	2.1	-8.8	0.0	24.6
1N	FIDELCO GROWTH	AS-FGI	1580	9.70	0.00	AUG	1.82	4.88	11.4	18.2	2.7	0.0	-49.7	18.8	7.7
2N	FIRST DENVR MTG	OC-PDENS	1621	5.41	0.00	SEP	0.00	2.75	22.2	22.2	0.0	0.0	-49.2	0.0	4.5
2N	FIRST MEMPH RLTY	OC-FMEMS	1156	6.29	0.00	AUG	0.00	4.88	11.4	11.4	0.0	0.0	-22.4	0.0	5.6
4N	FIRST PENN MTG	NY-FPM	2961	0.99	0.00	OCT	0.00	2.00	22.7	33.3	0.0	0.0	102.0	0.0	5.9
3N	FIRST WISC MTG	OC-FWMTS	1988	5.43	0.00	SEP	0.00	7.13	11.8	14.1	0.0	0.0	31.3	0.0	14.2
4N	INDEPENDENCE MT	OC-IMTGS	2625	3.60	0.00	SEP	7.37	4.00	52.1	16.3	0.5	0.0	11.1	204.7	10.5
2N	TRI-SOUTH MTG	NY-TSI	2903	5.73	0.00	SEP	0.27	3.50	21.5	11.8	13.0	0.0	-38.9	4.7	10.2
2N	WACHOVIA RLTY	NY-WRI	3335	9.34	0.00	NOV	0.46	5.00	-9.1	-2.5	10.9	0.0	-46.5	4.9	16.7
GROUP AVERAGE		2571	5.31	0.01	0.71	4.26	15.4	12.3	6.0	0.3	-19.7	13.4	138.4		
MTG & FORECLOSED PROP-NON-QUALIFIED-MISC FIN SPONSORS															
3N	AMER CENTURY MI	NY-ACT	2607	5.54	0.00	SEP	0.39	5.50	2.2	-4.3	14.1	0.0	-0.7	7.0	14.3
3N	CI MTG GROUP	PH-CI	4812	7.49	0.00	OCT	0.65 ↑	7.13	11.8	1.9	11.0	0.0	-4.8	8.7	34.3
2N	QMR PROPERTIES	NY-QMR	2957	2.56	0.00	NOV	0.17 ↓	2.38	11.7	11.7	14.0	0.0	-7.0	6.6	7.0
3N	IDS REALTY	OC-IDR	2409	7.33	0.00	OCT	0.34 ↓	2.88	-11.4	-17.7	8.5	0.0	-60.7	4.6	6.9
2N	STATE MUTUAL IN	NY-SMU	2786	9.46	0.00	SEP	0.35	4.75	5.6	0.0	13.6	0.0	-49.8	3.7	13.2
GROUP AVERAGE		3114	6.48	0.00	0.38	4.53	4.6	-2.1	11.9	0.0	-30.1	5.9	75.7		
PREFERRED STOCK & REIT FUNDS															
JR	CMT INV TR-PFD	OC-CMTIP	2149	7.50L	0.00	SEP	0.00	2.13	21.7	13.3	0.0	0.0	-71.6	0.0	4.6
NR	CYPRUS CORP	AS-CYC	1425	1.31N	0.00	OCT	0.00	2.57	-2.3	-6.5	0.0	0.0	96.2	0.0	3.7
NR	CYPRUS-PFD	AS-CYCPR	660	21.15C	1.70	---	0.00	13.50	1.9	-1.0	0.0	12.6	-36.2	0.0	8.9
NR	RET INCOME	AS-RET	3794	3.84N											

CONVERTIBLE DEBENTURES

STRAIGHT BONDS

DEBENTURE	EX	INT (%)	MAT	CONV AT	RECENT PRICE	YIELD (%)	% CHNG	CONV PARITY	STOCK PRICE	ISSUER & DESC.	EX	INT.	MATURITY	MIL \$	PRICE	% CHANGE	% YIELD
ALAMAND CORP	OC	6.50	'91F	27.75	50.00	13.0	0.0	13.87	6.25	BAY COLONY PROP-B	PS	8.50	3/15/89	15.2	69.00	6.2	12
AMER CENTURY	AS	7.00	'90	17.12	58.00	12.1	1.3	9.92	5.50	BAY COLONY PROP-C	NY	8.50	3/31/81F	6.8	91.63	2.2	9
AMER CENTY'B	NY	6.75	'91	23.86	57.00	11.8	-8.0	13.60	5.50	BT MTG INV-C	OC	5.75	1/15/82	19.4	71.00	4.4	8
AMER REALTY	OC	7.00	'84F	10.40	75.00	DEF	7.1	7.80	3.38	CHASE MAN TR-A	OC	7.88	5/1/78F	36.7	88.00	6.0	VJ
BANKAMERICA	OC	6.75	'90	21.00	85.00	7.9	9.0	17.85	19.38	CHASE MAN TR-C	OC	7.50	2/1/83	41.2	52.00	10.6	VJ
BAYSWATER	OC	6.75	'91	21.00	60.00	11.3	13.2	12.60	9.00	CITIZN & SO RLY-CD#	PS	3.00	6/30/93	2.4	80.00	14.3	3
CHASE MANHTN	OC	11.63	'97	2.25	52.00	VJ	10.6	1.17	0.63	CITIZNS MTG INV-B	OC	8.50	4/15/80	20.0	29.00	-6.4	VJ
CHASE MANHTN	OC	6.50	'96F	55.00	52.00	VJ	10.6	28.60	0.63	CMEI-C	NY	6.50	3/1/82F	30.0	74.50	7.2	8
COMPASS GP	OC	8.25	'98F	1.35	131.00	6.3	10.1	1.76	1.75	DOMINION MTG-C	OC	8.00	10/31/87	11.0	72.00	10.8	0
CONN GENERAL	NY	6.00	'96	32.50	74.50	8.1	-1.9	24.21	25.38	FIRST MTG INV-A	OC	6.75	12/15/82	7.7	80.00	5.3	8
CONTNLT MTG	OC	6.25	'90	19.79	39.00	VJ	0.0	7.71	0.30	FIRST VA MTG-A	OC	4.00	11/1/80	14.9	82.00	3.8	4
EQUITBL LF M	NY	6.75	'90	26.25	67.75	10.0	-3.1	17.78	15.13	FIRST VA MTG-BM	OC	12.00	11/1/80	5.0	89.00	4.7	13
FIRST NEWPR	OC	6.75	'91F	27.50	48.00	14.1	-3.9	13.20	2.13	GMR PROPERTIES-B	AS	7.70	2/1/80	3.1	98.50	-0.4	7
FIRST PENN M	OC	6.75	'91F	8.65	50.00	13.5	4.2	4.32	2.00	GMR PROPS-B	PS	8.50	12/31/87	15.3	68.50	-0.6	12
FIRST UNION	NY	8.75	'99	18.00	96.00	9.1	0.0	17.28	16.25	GREAT AMER MGMT-B	OC	3.00	8/1/90	15.0	48.00	6.7	6
FRANKLIN RLY	AS	7.00	'89	10.00	161.00	4.3	40.0	16.10	18.50	GREAT AMER MGMT-C	OC	1.10	8/1/91	8.7	46.00	7.0	2
HANOVER SQ R	AS	7.25	'92	21.00	63.00	11.5	-1.5	13.23	6.13	GROWTH RLY-C	NY	6.75	4/15/82	9.2	80.00	5.1	8
HEITMAN MTG	AS	7.50	'92	14.70	60.75	12.3	-0.3	8.93	2.50	GUARDIAN MTG-B	PH	7.50	12/1/79F	25.0	50.00	-1.9	0
HOTEL INVSTR	OC	7.75	'90	21.00	97.00	8.0	10.2	20.37	21.63	GUARDIAN MTG-C	PH	6.75	7/15/86F	8.6	37.00	0.0	0
HOTEL INVTRS	OC	7.50	'91	25.25	84.00	8.9	13.5	21.21	21.63	IDS REALTY-H	OC	-----	-----	86.0	63.00	0.0	NC
LINCOLN MTG	OC	8.00	'90	11.00	66.00	12.1	10.0	7.26	2.63	INST INVESTOR-B	OC	8.25	2/1/87	15.2	67.50	16.4	12
MASSMUTL MTG	NY	6.75	'90	21.00	68.50	9.9	1.1	14.38	12.00	INSTITNL INV-B	NY	7.88	2/1/80F	5.5	91.50	-0.4	8
MASSMUTUAL M	NY	6.25	'91	33.50	65.38	9.6	0.4	21.90	12.00	METROPLEX-B	OC	7.75	2/1/79F	9.6	67.00	-8.1	0
MIDLAND MTG	OC	7.00	'86	16.67	52.00	13.5	0.0	8.66	3.50	MIDLAND MTG-B	NY	8.00	3/1/80	14.6	98.50	1.5	8
MONEY MTG IN	NY	7.00	'90	11.00	83.00	8.4	-2.3	9.13	8.38	MTG INV WASH-BG	OC	12.00	11/1/80	15.0	88.00	3.5	13
MTG INV WASH	OC	8.00	'90	15.00	64.00	12.5	6.7	9.60	2.25	NATIONWIDE RE-C	OC	7.00	1/1/91	6.5	62.00	0.0	11
NOWSTRN MUTL	NY	6.00	'91	21.00	64.00	9.4	0.0	13.44	9.00	NO AMER MTG-B	PS	8.50	11/15/87	12.1	64.00	3.2	13
PAC REAL TR	AS	7.00	'92	26.25	90.00	7.8	0.6	23.62	25.00	REALTY REFUND	NY	11.38	11/15/98	20.0	88.00	-0.7	12
PNB MTG	AS	6.75	'91	20.00	60.00	11.3	0.0	12.00	9.25	REALTY REFUND-C	NY	12.00	5/15/98	15.0	88.75	1.4	13
PNB MTG & RL	NY	6.75	'82	20.00	84.13	8.0	0.6	16.82	9.25	SAUL (B.F.)-C	NY	8.50	2/1/80	25.0	99.75	1.5	8
RAM PACIFIC	OC	6.75	'91	21.00	75.00	9.0	7.1	15.75	16.38	SECURITY MTG	AS	7.25	5/1/82	35.0	87.00	0.0	8
REALTY INCOM	AS	8.00	'91	18.00	64.00	12.5	6.7	11.52	8.75	SECURITY MTG-C	OC	6.00	6/15/82	5.3	71.00	1.4	8
REPUBLIC MI	NY	9.00	'90	19.00	97.00	9.3	2.5	18.43	2.63	SO ATLANTIC-C#	NY	6.75	2/15/82F	16.9	79.00	5.5	8
SAUL (BF) RL	OC	6.50	'91	23.00	59.00	11.0	2.6	13.57	8.63	STATE MUT INV-B	NY	9.00	11/1/80F	6.2	93.13	0.1	9
SAUL(BF) REI	OC	8.00	'90	15.50	74.00	10.8	0.0	11.47	8.63	TRECO-C	OC	6.75	9/1/91	5.3	50.00	0.0	13
STATE MUTUAL	AS	6.75	'91	21.00	66.00	10.2	-0.7	13.86	4.75	TRI-SOUTH MTG-B	NY	7.75	2/15/80F	11.4	101.75	4.9	7
TRECO	OC	8.50	'98	1.62	106.00	8.0	8.2	1.71	1.63								
TRI-SO / SR	PH	10.00	'88	2.50	137.00	7.3	11.4	3.42	3.50								
TRI-SOUTH MI	NY	7.00	'92F	29.50	54.50	12.8	9.0	16.07	3.50								
US REALTY IN	NY	5.75	'89	20.20	67.00	8.6	7.8	13.53	9.13								
WASH CORP	OC	6.50	'91	33.00	50.00	13.0	4.2	16.50	1.38								
WESTPORT CO	OC	6.75	'91	21.00	55.00	12.3	1.9	11.55	3.50								

CONVERSION PARITY IS PRICE AT WHICH SHARES WOULD HAVE TO SELL TO JUSTIFY DEBENTURE PRICE. VJ=IN BANKRUPTCY REORGANIZATION. F=TRADES FLAT, WITHOUT ACCRUED INTEREST. DEF=IN DEFAULT. PH=PHILADELPHIA EXCHANGE. PS=PACIFIC EXCHANGE.

WARRANTS

HOW TO USE COMPARATIVE TRUST STATISTICS

These data are designed to facilitate comparison of qualified real estate investment trusts, displayed on page 4, and formerly qualified trusts and corporations, displayed on page 5. Only historical data, or annualizations of latest quarterly data, are used and thus results should not be read as estimates or projections. Investors are advised to consider carefully the following distinctive characteristics of REIT stocks compared with other industrial or financial securities:

Annualized Dividend and Yield: Most qualified REITs do not pay a posted regular annual dividend rate but instead pay their approximate earnings (or net cash flow) for each quarter. They do this because REITs are required to pay 90% (95% beginning 1980) of earnings to shareholders in order to qualify for exemption from Federal income taxes. This means that REIT dividends will vary from quarter to quarter much more than for industrial companies; The Wall Street Journal recognizes this variability by reporting most REIT dividends as "irregular." The outlook and stability of dividends are thus key factors in RTR's RELATIVE APPEAL RANKINGS. The "Annualized Dividend" column is the latest quarterly payout annualized by multiplying by four, and adjusting for any capital gains or special payouts. Special dividends, marked "S", are paid to maintain tax exemption but are not expected to continue in subsequent quarters. For these reasons annualized dividends and yield are not to be considered in any way as posted or guaranteed yields.

Annualized Earnings and Price/Earnings Ratio: For mortgage trusts, latest quarterly earnings are multiplied by four. Zeroes indicate losses or no earnings for the indicated quarter. Losses per share are however shown in the monthly Earnings Trend summary and in

NAME	EXCH/ SYMBOL	EXP DATE	OUT (000)	EXER PRICE	NO. SH.	WTS PRICE	STK PRICE	CONV PREM	% CHG	MKT VA (MIL\$)
CI MTG	PH-CI.W	3/80	2854	20.00	1.0	0.01	7.13	180.6	0.0	0.0
CITIZNS&SO-B*	PS-N/A	4/83	208	2.00	50.0	19.50	2.25	6.2	43.1	4.1
FLATLEY RLY	O-FLTLW	5/80	1000	10.00	1.0	0.50	5.75	82.6	31.6	0.5
HOMAC-BARNES	O-HOMCW	12/82	1910	20.00	1.0	0.02	2.00	901.0	0.0	0.0
J&B REALTY	O-JMBRW	8/82	510	20.00	1.0	2.25	18.50	20.3	-9.9	1.1
MTB MTG INV	O-MTMIZ	8/80	744	13.00	1.0	0.50	11.63	16.1	-20.5	0.4
MTG INV WASH	O-MINWV	3/80	931	15.00	1.0	0.03	2.25	568.0	0.0	0.0
NEWCORP	A-NWCW	2/82	740	24.63	1.0	0.63	4.13	511.6	152.0	0.5
PNB MTG(B)	A-SUTW	6/82	700	20.00	1.0	0.63	9.25	123.0	0.0	0.4
SAN FRAN REI	A-SFIW	12/80	1348	25.00	1.0	1.75	24.00	11.5	-6.8	2.4

*DEBENTURES USABLE IN LIEU OF CASH.

WTS PRICE OF .01 INDICATES TRADING IN MILLS.

NOTE: BUYERS ARE CAUTIONED THAT SPREADS BETWEEN BID AND ASKED PRICES FOR WARRANTS ARE VERY LARGE AND PRICES MAY VARY SIGNIFICANTLY.

RELATIVE APPEAL RANKINGS. Non-recurring items such as asset swap gains, reversals of loss reserves, etc., are not annualized for mortgage and mortgage/foreclosed property trusts.

For property or equity trusts, annualized net cash flow as calculated by Audit Investment Research, Inc. is used in place of earnings if the trust uses cash flow as the basis for dividend payments. Net cash flow is defined as net income plus depreciation minus mortgage amortization, and net cash flow trusts are designated with the symbol "#". beside their names. For a few trusts, gross cash flow (i.e., net income plus depreciation) is used and is denoted as "X". Both earnings (EPS) and net cash flow (CFS) per share for these equity trusts are shown in RELATIVE APPEAL RANKINGS.

Book value per share is essentially tang-

ible net worth per share after deducting intangible items such as unamortized debt discount and expenses, goodwill, etc. Book value does not reflect any appreciation in asset values but does reflect deduction of a reserve for possible investment losses computed under AICPA rules. Accumulated depreciation is added back to net book value for cash flow trusts (denoted "#") - see above) as a means of approximating market value of properties. Components of this adjusted book value are reported in RELATIVE APPEAL RANKINGS.

Shares used in the statistics are the actual number of shares outstanding as of the latest balance sheet date and do not reflect potential dilution from debenture conversion, warrant exercise, or other common equivalent shares which may have been used in computing earnings per share.

(cont'd from p. 1)
 mored for some time is probably too low. In any case, the shares are currently (Thursday morning) trading at about 20½, up from 11-5/8 when we recommended them two weeks ago. The shares are a strong hold, and can be purchased/arbitraged for further gains.

In regard to the table published two weeks ago, ICM Realty denied that Eastover Corp. and affiliates had a controlling position, and we promised to correct that misinterpretation in the current issue. Well, we jumped the gun on that one, it appears, as Eastover has since increased its position in ICM to 24.1%, stating they plan to use their "substantial shareownership to exert influence" on trust management. Eastover has asked for increased representation on the ICM board, and wants ICM to change its investment policy to permit investments in other REITs--a la Eastover. Eastover has hired a proxy solicitation firm, but has not decided whether or not to solicit proxies in opposition to management.

In September, 1979, Gould Investors Trust and Plaza Realty announced an agreement in principle for a tax-free combination, subject to satisfactory arrangement with Plaza's banks. Talks were terminated in early December when these arrangements could not be made; following that, Gould increased its interest in Plaza to 9.4%. Gould has since stated that it is continuing to look for an acquisition or merger partner among other REITs; all we can say is that this deal may not be dead yet.

Similarly, Roland International Corp. discussed with Republic Mortgage alternate plans either to make a tender offer for 40% of the trust's outstanding shares, or to buy one million newly issued shares at \$3/share if it could approve the use of the proceeds. The trust rejected both these plans last March, but Roland has said that it may increase its interest. As Bernard Jacobson, Republic president said, "I don't know of any law that says someone can't buy our shares in the open market."

On the sales end, we have been informed that of the holdings listed two weeks ago, Morgens/Waterfall have sold their positions in American Fletcher, Capital Mortgage, and Tri-South Mortgage, and Drexel Burnham Lambert has sold its position in Indiana Financial. Lawrence Weinberg, the chairman of United Realty, has bought out Federated Development Corp. position in that trust; he currently owns 16.5% of the shares. Federated also has sold its position in Property Trust of America. Fraser Mortgage Co. has bought out the Jeffrey Schultz position in Fraser Mortgage Investments, boosting its stake to 18.6%. The company said it is involved in preliminary discussions regarding the sale of a substantial amount of its shares to an unspecified financial institution.

EARNINGS TRENDS: RESULTS TURN MIXED BUT YEARLY COMPARISONS REMAIN STRONG

The new decade begins with a month in which reported earnings gains for the qualified REITs were outpaced by declines for the first time in a long time. The tally, for quarter-to-quarter results, was ten down, eight up, with four unchanged; comparisons did remain largely ahead of the year earlier results, however. Annual results also showed improvement from the fiscal 1978 levels. All of this indicates that even the qualified REITs are in for a somewhat rocky period as the long-heralded recession materializes; but they are in sufficiently strong financial position to ride it out without major difficulties.

Among the strong performers in the most recent fiscal year was USP REIT, with cash flow for 1979 up 26% although earnings were down 14%. USP's results have benefited from the acquisition during the year of four shopping centers for \$4.4 million in cash and \$7.6 million of GNMA's at face value. Shop-

PORTFOLIO: Audit and its employees hold beneficially minor positions in First Newport, Homac-Barnes, Metroplex Rl., Midland Mtg., Moraga, PNB, & United Rl.

New Earnings & Dividend Reports

Trust-Period ended Latest quarter—
Th./Spec'l# EPS/Spec'l# —Prev. Q—
EPS/Spec'l# —Yr. Ago—
EPS/Spec'l# —% Chng. from—
Prev.Q Yr. agoQ

Quarterly results: Qualified REITs:						
American Equity Dec-EPS	8805/300G	0.32/12cG	0.90/68cG	0.18/1cG	-9	+18
" " CFS	943/300G	0.38/12cG	0.95/68cG	0.23/1cG	-4	+18
Conn. Gen. Mtg. Dec.	2,897/1,204G	0.87/23cG	0.33/2cR	0.29/5cG	-6	+21
Del-Val Fincl. Sep.	468	0.35	0.35	0.33/4cG	UC	+21
Fraser Mtg. Nov.	288	0.28	0.27	0.27	+4	+4
Gould Investors Sep-EPS	176/35L	0.15/3cL	0.68/44cG	0.33/2cG	-25	-42
" " CFS	280/35L	0.24/3cL	0.71/44cG	0.33/2cG	-4	-16
GREIT Realty Oct.	d2,003	d2.01	0.18	0.12	Worse	Worse
Harover Square Nov.	119/177C	0.13/19cG	0.06	d0.03	Worse	Worse
Hotel Investors Nov.	1,470/390G	0.87/23cG	0.51	0.43	+25	+49
ICM Realty Nov.	1,527/660G	0.51/22cG	0.39	0.13	-26	+123
JMB Realty Aug.	302	0.59	0.54	0.61	+9	-3
Lomas&Netleton Dec.	2,401	0.65	0.65	0.49	UC	+33
Miller (Hen. S.) Nov.	277/54XG	0.49/9cXG	0.40	0.29	UC	+38
Mtg. Tr. Amer. Nov.	728/250R	0.19/6cR	0.37/27cR	0.42/16cRG	+30	-50
Northwestern Mtg. Dec.	1,057	0.22	0.30	0.20	-27	+10
PNB Mtg. Dec.	1,337	0.28	d1.38/d1.85X	0.20R	-51	+40
Pacific Realty Nov-EPS	359/59Y	0.43/7cY	0.48/15cY	0.28	+9	+29
" " CFS	493/59Y	0.58/7cY	0.63/15cY	0.44	+8	+18
Penn REIT Nov.	921	0.59	0.68	0.50	-13	+18
Pitts& W. Va. RR Sep.	279	0.18	0.18	0.20	UC	-10
Terrydale Rty. Sep-EPS	154	0.36	0.54	0.58/18cG	-33	-10
" " CFS	154	0.46	0.57	0.55/18cG	-19	-24
USP REIT Dec-EPS	676	0.16	0.21/19cG	0.07	+700	+123
" " CFS	676	0.27	0.34/19cG	NA	-80	-
United Realty Nov.	897	0.25	0.24	0.20/d45cX	+4	UC
Wells Fargo ME Dec.	1,639	0.42	0.45/5cG	0.40/6cGI	+5	+24

Quarterly results: Nonqualified trusts & corps:						
American Equity Sep.	944/709G	0.43/32cG	0.10	0.33/51cNG	+10	Better
BT Mtg. Inv. Sep.	542/179IN	0.11/8cIN	3.79/4.60SNI	d0.47/41cSG	Better	Better
Bay Colony Prop. Sep.	4529	d0.16	d0.03	0.31/59cG	Worse	Better
CI Mtg. Oct.	3,140/4188SGN	0.65/87cSGN	0.44/39cNI	d0.03	Worse	Worse
Chase Mhntn Mtg. Nov.	1,533	0.29	0.37	d1.21	-22	Better
Cit. Growth Oct.	1,512/1519NGY	1.86/1.87GNY	N11	0.02	Worse	Worse
Cleatrust Rl. Sep.	d86	d0.03/d2cN	0.16/15cNR	0.22/16cN	Worse	Worse
Continental Mtg. Jun(b)	2,663/1,330N	0.13/6cN	NM	NM	NM	NM
Dominion Mtg. Nov.	3,825/3,415DN	0.52/3.14DN	0.82/29cN	0.24/59cN	NM	Better
Franklin Rl. Dec.	1,337	0.07	d0.01	0.20/12cNG	Better	+68
First Mtg. Oct.	2,982/914N	0.33/10cN	2.01/60cN	0.17/9cSN	-84	+188
GMR Props. Nov.	518/815NTY	0.17/28cNTY	d0.03/1cT	d0.14/10cS	Worse	Better
Homac-Barnes Sep.	143/1220VN	0.08/32cVN	d0.28	d0.78	Better	Better
IDS Realty Oct.	826/380N	0.34/55cNY	0.81/1.03NY	12.01/12.33NTYX	Better	Better
Institutional Oct.	d1,525	d0.22	d0.26	d0.10	Better	Worse
Kenilworth Sep.	936/630GN	0.35/24cGN	d0.12/d1cN	0.01	Better	+1100
Moraga Corp. Dec.	133/232GN	0.07/17cGN	0.24/10cN	d0.20	Worse	Better
Plaza Realty Sep.	456	d0.05	d0.14	d0.07	Better	Better
Security Mtg. Dec.	p525	p0.07	0.12	d0.01	-42	Better

Annual results: All trusts & corps:						
Latest			EPS previous year:			
American Equity Dec-EPS	4,972/3,014G	1.99/1.21G	1.14/59cG			+42
" " CFS	5,503/3,014G	2.20/1.21G	1.41/59cG			+21
American Realty Sep.	4365/1,096G	d0.16/48cG	0.79/95cNG			Worse
BT Mortgage Sep.	9,253/960SGN	4.37/4.54SNI	d0.35/1.20S			Better
CI Mortgage Oct.	52202/53800SGN	10.85/11.18SGIN	d0.85			Better
Cleatrust Rl. Sep.	324/115N	0.13/5cN	0.88/1.48GN			Better
Gould Investor. Sep-EPS	1,902/737G	1.62/63cG	1.03/18cG			+16
" " CFS	2,177/737G	1.85/63cG	1.36/18cG			+3
GREIT Realty Oct.	d1,564	d1.57	0.50			Worse
Homac-Barnes Sep.	d2,338/30N	d1.22/2cN	d1.40/20cS			Better
ICM Realty Nov.	3,851/660G	0.51/22cG	0.80/16cG			+66
JMB Realty Aug.	1,082	2.12	2.30			-8
Metropol. Sep(c)	4,141/3459NSG	0.86/72cNSG	0.67/37cSG			-53
Mtg. Tr. Amer. Nov.	3,851/2,158RG	1.00/56cRG	1.22/85c			+19
Terrydale Sep-EPS	616	1.83	2.27/54cG			+6
" " CFS	687	2.38	2.28/54cG			+37
USP REIT Dec-EPS	1417/634G	0.57/25cG	0.43/6cG			-14
" " CFS	2453/634G	0.98/25cG	0.64/6cG			+26
United Realty Nov.	3,244	0.90	0.81/d1cGRX			+10

Dividend declarations:

Record date	Quarterly dividend/share			% Chng. from	
	Latest	Previous	Year-ago	Prev.Q	Yr. ago
American Equity	1/18	0.50	0.50	0.40	UC
Conn. General	1/25	0.50	0.50	0.45	UC
Consol. Cap.	1/17	0.19M	0.19M	0.1717	UC
Equitable Life Mtg.	1/15	0.50	0.50	0.50	UC
GREIT Realty	1/17	0.10	0.10	0.10	UC
Hotel Investor	1/16	0.55	0.55	0.45	UC
ICM Realty	1/29	1.00A	—	0.503A	—
JMB Realty	1/13	0.53	0.53	0.50	UC
Henry S. Miller	1/3	0.40	0.35	0.28	+14
New Plan Realty	2/15	0.075M	0.075M	0.065M	UC
Northwestern Mtg.	1/18	0.25	0.25	0.25	UC
PNB Mortgage	1/28	0.27	0.27	0.27	UC
University Rl. Est.	12/28	0.10M	0.08M	0.06M	+25
" " "	1/29	0.10M	0.10M	0.06M	UC
USP Rl. Est. Inv.	1/21	0.29	0.19	0.19	+53
United Realty	1/31	0.26	0.25	0.20	+4
Western Mtg.	1/4	0.05	0.05	N11	UC

UC=Unchanged. NM=Not meaningful. R=Restated. P=Preliminary. d=Deficit. a=adjusted. divs. Trusts reducing dividends underlined. A=Annual dividend. M=Monthly dividend.
#—Special items included in both thousand dollar and share amounts are: G=Gain on sale of assets; I=Interest forgiveness; L=Loss on sale of assets; N=Net operating loss (NOL) benefit or charge; R=Recovery of past-due interest or prepayment fees; S=Swap of assets with banks; T=Gain on market purchase of debt at discount; W=Gain (loss) on mortgage refinancing; X=Settlement with adviser, sponsor, insurance company, or litigation with borrower; Y=Loss reserve credit; Z=Gain on debt restructuring via exchange or tender offers; D=Gain on extinguishment of debt.

* Comparisons are based upon earnings per share before special items. Where loss is reported in one or both quarters, change in direction is shown as "Better" or "Worse."

b—Results for two months ending in June. c—Fourth quarter results not available.

ping centers now compose some 47% of the USP portfolio, and with a new super-market tenant at its Chicago shopping center, cutting a sizable cash drain, the trust is positioned for further improvements in 1980.

Terrydale Realty reported a 6% gain in EPS and a 37% gain in CFS for fiscal 1979. Revenues for the year climbed 63%, largely on the October, 1978, acquisition of the Lincoln Tower Building in Denver. Following the close of the fiscal year, the trust refinanced its mortgages on the Trader's Bank Building, Kansas City; the higher interest rate will result in a substantial reduction in the reported earnings of the trust, but cash flow will be improved as the annual payment of principal and interest on the new loan is lower than previously.

GREIT Realty posted a sizable loss in the fourth quarter which resulted in a loss for fiscal 1979 as well. The loss resulted from the addition of \$2.2 million to the trust's loss reserve, to cover the anticipated accounting loss on the sale of its Miami shopping center, which has been beset with a high vacancy rate. Funds generated from operations of \$891,000 were some 10% ahead of those for the preceding year, however, and the sale of the shopping center will result in material improvement to the trust portfolio.

Pacific Realty reported increased earnings and cash flow for its November quarter of 9% and 8% respectively, quarter to quarter. Future results will be enhanced by the leasing ahead of schedule of its newest industrial park. Insiders are buying the common shares.

Five trusts raised their payouts in the last month: ICM Realty, Henry S. Miller, University Real Estate, USP REIT and United Realty. ICM has announced that in fiscal 1980, it will switch to a quarterly dividend from annual payments. The GREIT Realty dividend represents additional taxable income for fiscal 1977. The IRS has increased the taxability of dividends to 17.72% for 1975, 40.24% for 1976, and 100% for 1977.